

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
 N/S Liberty Road, 731 ft. E
 of c/l Liberty Ridge Court * ZONING COMMISSIONER
 11218 & 11224 Liberty Road
 3rd Election District * OF BALTIMORE COUNTY
 2nd Councilmanic District
 Legal Owner: Koehler Homes * CASE No. 96-129-SPH
 Contract Purchaser: Nicole K.
 Ramage and John M. Lancelotta
 Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the adjoining properties known as 11218 and 11224 Liberty Road in northwestern Baltimore County. The Petition is filed by Koehler Homes, Inc., property owner, and Nicole K. Ramage and John M. Lancelotta, contract purchasers of 11224 Liberty Road. Special hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (BCZR) which permits this Zoning Commissioner to consider petitions and issue appropriate Orders relating to the interpretation of the BCZR to specific properties in Baltimore County.

Alternative relief is sought. First, the Petitioners seek a finding that the described properties are two residential building lots pursuant to the provisions of Section 304 of the BCZR and thus each may be improved with a residential dwelling. In the alternative, the Petitioners seek a finding that the properties are nonconforming pursuant to Section 104 of the BCZR which would also permit single family dwellings on each lot.

Appearing at the requisite public hearing held for this case was Mark Koehler, President of Koehler Homes, Inc., property owner. Also present was John M. Lancelotta and Nicole K. Ramage, contract purchasers. Also appearing in support of the Petition was Huber H. Harker, Jr., former owner of the properties, and Ronald T. Blevins, of BPR, Inc. Mr. Blevins assisted in the preparation of the site plan, marked as Petitioners' Exhibit No. 1. Michael L. Snyder, Esquire, appeared as counsel for the Petitioners. There were no

ORDER RECEIVED FOR FILING

Date

By

11/15/95
 M. Harker

11/15/95

Protestants or other interested persons present.

The uncontradicted testimony and evidence offered disclosed that the subject two properties are separate lots of record which have existed as such in the Land Records of Baltimore County for over 60 years. The property located at 11218 Liberty Road is 1.104 acres zoned R.C.4. Presently, the lot is unimproved. The lot was, at one time, owned by Mr. Harker and a single family dwelling existed thereon. Mr. Harker purchased the property at a foreclosure auction in 1986. Apparently, years ago, the house which existed on the site was destroyed by fire; thus, the lot is presently unimproved.

The larger lot, known as 11224 Liberty Road, is 2.15 acres in area and is also zoned R.C.4. As is the case with the smaller lot, this property was also, at one time, owned by Mr. Harker and improved with a single family dwelling. However, the dwelling was razed in the 1970s and the lot is now vacant.

Mr. Harker sold both properties to the current property owner/Petitioner, Koehler Homes, Inc. That corporation has contracted to sell the larger lot at 11224 Liberty Road to Mr. Lancelotta and Ms. Ramage. They propose constructing a two story single family dwelling thereon as shown on the site plan. Koehler Homes, Inc. retains ownership of the smaller lot and plans to ultimately develop same with a single family residence.

The subject Petition was filed because of the sizes of these lots. As noted above, each lot is less than 3 acres minimum, the area required for lot size in an R.C.4 zone. The Petitioners seek relief either through Section 304 or 104 of the BCZR in order to obtain the necessary permits to construct the proposed single family dwellings.

As to Section 304 of the BCZR, same was enacted by the Baltimore County Council to provide owners of undersized lots with relief from certain of the

ORDERED FOR FILING
Date 11/15/91
By M. G. G. G.

provisions of the BCZR. Specifically, Section 304 provides that a single family detached or semi-detached dwelling may be erected on a lot having an area or width less than required if three tests are met. These tests require that the lot be part of a duly recorded subdivision or recorded by deed prior to March 30, 1955; that all other requirements of the height and area regulations be met; and that the owner of the lot does not own sufficient adjoining land to conform to the width and area requirements contained in the regulations. It is clear that the Petitioner does not satisfy the third listed requirement. Both lots are presently owned by Koehler Homes, Inc. Although one of the lots is presently under contract of sale to Mr. Lancelotta and Ms. Ramage, the present property owner does indeed own sufficient adjoining land to conform with the area requirements. The lots

could be combined to create one lot which is sufficient in area under the regulations. In that the Petitioner does own adjacent lots which, when combined, would exceed the three acre minimum nullifies the Petitioner's ability to obtain relief pursuant to Section 304.

Relief can also not be obtained pursuant to Section 104. That section governs and regulates nonconforming uses. A nonconforming use is defined in Section 101 of the BCZR as "a legal use that does not conform to a use regulation for the zone in which it is located or to a special regulation applicable to such a use." A nonconforming use designation is frequently utilized to grandfather an existing use. Specifically, if the Petitioner can demonstrate that the use existed prior to that regulation which prohibits the use, the use may continue. Certain restrictions are imposed within the body of Section 104 regulating abandoned or discontinued uses or uses destroyed by fire or other casualty. The alleged nonconforming use in this case is that each property should support a single family dwelling. In fact, both properties at one time supported such dwellings, however, the evidence

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Date

By

is clear that these dwellings have been removed for some time. Under the circumstances, the nonconforming use designation cannot be applied. In the one case, this is clearly a situation governed by Section 104.2 which permits restoration of a building destroyed by fire within two years. The destroyed building on the smaller lot destroyed by fire was not repaired within that time frame. The other lot, where the dwelling was razed, clearly constitutes an abandonment of the nonconforming use.

Although the Petitioner cannot obtain relief pursuant to the sections designated in the Petition, approval to permit a single family dwelling on each may nonetheless be afforded. Specifically, Section 1A03.4.B.4. of the BCZR provides an exception clause for certain record lots. That section provides that any lot with boundaries duly recorded among the Land Records of Baltimore County need not meet the minimum standards provided by the R.C.4 regulations. In lieu thereof, residential development shall be permitted on such lots in accordance with the standards prescribed and enforced at the time of the lot recordation. Uncontradicted testimony was that the lots have been duly recorded and the dwellings existed thereon prior to the adoption of the zoning regulations in Baltimore County in 1945. This is clearly an instance which the County Council intended to address when Section 1A03.4.B.4 was enacted. Construction of new single family dwellings on the properties would be entirely consistent with the prior long standing use. As shown on the site plan, the existing structures will conform to all setback requirements under the R.C.4 regulations. These setbacks are more stringent than the earlier versions of the BCZR.

As a protection to the community, I will require each lot owner to submit elevation drawings of the proposed single family dwellings to the Office of Planning and Zoning for review and approval. Elevation drawings were produced at the hearing for the Lancelotta/Ramage lot. Those drawings

ORDER RECEIVED FOR FILING

Date

By

show that Mr. Lancelotta and Ms. Ramage propose constructing a substantial single family dwelling which appears entirely in character with the existing neighborhood. However, I will permit the Office of Planning and Zoning to review these elevation drawings for compatibility. The Office of Planning and Zoning shall consider the proposed plans in accordance with the standard set forth in Section 304.2 of the BCZR. Also, access to Liberty Road (Md. Route 26) shall be pursuant to the comment from the State Highway Administration. The same requirement need be followed when 11218 Liberty Road is developed.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of November, 1995 that, pursuant to the Petition for Special Hearing, approval from Section 1A03.4.B.4 of the BCZR to permit a single family dwelling on each subject lot, be and is hereby GRANTED, subject, however, to the following restrictions which is a condition precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. Compliance with the ZAC comment submitted by the State Highway Administration dated October 17, 1995 are adopted in their entirety and made a part of this Order.

3. Prior to the issuance of any building permit, the property owner shall submit, for review and approval by the Office of Planning and Zoning, elevation drawings for any proposed dwelling, pursuant to Section 304.2 of the BCZR.

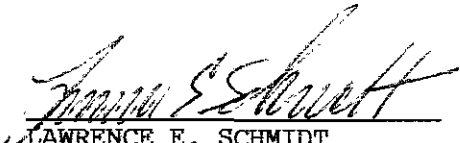
ORDER RECEIVED FOR FILING

Date

By

This restriction shall apply to both properties,
namely at 11218 and 11224 Liberty Road.

LES:mmm


LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

ORDER RECEIVED FOR FILING

Date

By

11/14/91
M. Good

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 9, 1995

Michael L. Snyder, Esquire
c/o Coady and Farley
400 Allegheny Avenue
Towson, Maryland 21204

RE: Case No. 96-129-SPH
Petition for Special Hearing
Legal owner: Koehler Homes, Inc.
Contract Purchaser: Nicole K. Ramage and John M.
Lancelotta, Petitioners

Dear Mr. Snyder:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restrictions, in accordance with the attached Order.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm
encl.

cc: Mr. Mark Koehler, President
Koehler Homes, Inc., 4150 Nora Drive, Finksburg, Md. 21048
cc: Mr. John M. Lancelotta, 2306 Ridge Road, Balto.Md. 21244
cc: Mr. Hubert H. Harker, Jr., 11116 Liberty Rod, Randallstown, 21133





Petition for Special Hearing

96-129-SPT1

to the Zoning Commissioner of Baltimore County

for the property located at 11218 and 11224 Liberty Road,

Owings Mills, Maryland, 21117, **which is presently zoned** R.C.4

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve the two described lots as two residential building lots pursuant to Section 304 of the Baltimore County Zoning Regulations regarding the use of undersized single-family lots; and pursuant to Section 104 of the Baltimore County Zoning Regulations regarding nonconforming uses. The said two lots are described as (1) a 1.104 acre lot known as 11218 Liberty Road, and (2) a 2.15 acre lot known as 11224 Liberty Road, as more particularly described in the two descriptions attached hereto. The basis for this Petition is that the said two lots have been used as separate, individual, single-family residential lots for more than 60 years. This Petition requests approval for the continuation of the use of these two undersized lots for single-family homes. This Petition also requests the approval of a building permit which has been applied for by the Contract Purchaser for the said 2.15 acre lot.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

NICOLE K. RAMAGE

JOHN M. LANCELOTTA

(Type or Print Name)

Signature

2306 Ridge Road

Address

Baltimore, MD 21244

City

State

Zipcode

Attorney for Petitioner:

Michael L. Snyder

(Type or Print Name)

Signature

c/o Coady & Farley

400 Allegheny Avenue 337-0200

Address

Phone No.

Towson, MD 21204

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

KOEHLER HOMES, INC.

(Type or Print Name)

By:

Signature

Mark Koehler, President

(Type or Print Name)

Signature

4150 Nora Drive

(410) 833-3897

Address

Phone No.

Finksburg, MD 21048

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Michael L. Snyder

Name c/o Coady & Farley

400 Allegheny Ave., Towson, MD 21204

Address

Phone No.
337-0200

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: MDK

DATE 9/21/95

* filed w/ undersized lot approval

ZONING DESCRIPTION

96-129-SPH

ZONING DESCRIPTION FOR 11218 LIBERTY ROAD

Beginning at a point on the North side of Liberty Road which is Sixty feet (60') wide at the distance of 731 feet East of the Centerline of the nearest improved intersecting street, Liberty Ridge Court, which is Fifty feet (50') wide. By deed recorded in Liber 8946, Folio 752, North 87 degrees 30 minutes 00 seconds West, 145.20 feet, North 15 degrees 30 minutes 00 seconds East, 297.00 feet, South 78 degrees 30 minutes 00 seconds East, 165.00 feet and South 14 degrees 30 minutes 00 seconds West, 306.90 feet to the place of beginning. Also known as 11218 Liberty Road and located in the Second (2nd) Election District, Third (3rd) Councilmanic District.

Containing: 48,090 Square Feet or 1.104 Acres

MICROFILMED

#128

ZONING DESCRIPTION

96129-SPH

ZONING DESCRIPTION FOR 11224 LIBERTY ROAD

Beginning at a point on the North side of Liberty Road which is Sixty (60') feet wide at a distance of Five Hundred feet (500') East of the Centerline of the nearest improved intersecting street, Liberty Ridge Court, which is Fifty feet (50') wide. By deed recorded in Liber 8946, Folio 752, South 74 degrees 02 minutes 00 seconds East, 231.00 feet, North 31 degrees 00 minutes 00 seconds East, 724.00 feet, South 74 degrees 30 minutes 00 seconds East, 37.10 feet and South 15 degrees 30 minutes 00 seconds West, 699.70 feet to the place of beginning. Also known as 11224 Liberty Road and located in the Second (2nd) Election District, Third (3rd) Councilmanic District.

Containing: 93,654 square feet or 2.15 Acres.

#128

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

96-128

000378

DATE 9/21/95

ACCOUNT 01-615

#128

By: MJC

AMOUNT \$ 170.00

RECEIVED FROM: Hubert Harker, Jr.

- 11218 + 11224 Liberty Rd

080 - Special Herring - Undersized Lots (2) - \$100.00
080 - 2 Signs - \$170.00

FOR: \$ 170.00

RECEIVED BY: MJC
DATE: 9/21/95

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-129-SPH

District _____

Date of Posting 10/14/95

Posted for: Special Hearing

Petitioner: Kochlor Homes, Inc.

Location of property: 11218 Liberty Rd., + 11224 Lib. Rd.

Location of Signs: Facing roadway on property being sold

Remarks: _____

Posted by M. J. Healy
Signature

Date of return: 10/20/95

Number of Signs: 1



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #96-129-SPH
(Item 128)

11218 Liberty Road and
11224 Liberty Road
N/S Liberty Road, 731' E of c/l
Liberty Ridge Court
3rd Election District
2nd Councilmanic

Legal Owner(s):

Koehler Homes, Inc.

Contract Purchasers:

Nicole and John LaCalotta

Hearing: Wednesday, November 1, 1995 at 10:00 a.m. in

Rm. 118, Old Courthouse.

Special Hearing to approve the two described lots as two residential building lots.

LAWRENCE E. SCHMIDT

Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Call 887-3353.

(2) or information concern-
ing the File and/or Hearing.
Please Call 887-3391.

10/159 Oct. 12

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/13, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/12, 1995.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbors property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.



ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 128

Petitioner: Koehler Homes, Inc.

Location: 11218 and 11224 Liberty Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Michael L. Snyder

ADDRESS: c/o Coady & Farley

400 Allegheny Avenue . Towson, MD 21204

PHONE NUMBER: 337-0200

TO: PUTUXENT PUBLISHING COMPANY
October 12, 1995 Issue - Jeffersonian

Please forward billing to:

Michael L. Snyder
c/o Coady & Farley
400 Allegheny Avenue
Towson, MD 21204
337-0200

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-129-SPH (Item 128)
11218 Liberty Road and
11224 Liberty Road
N/S Liberty Road, 731' E of c/l Liberty Ridge Court
3rd Election District - 2nd Councilmanic
Legal Owner: Koehler Homes, Inc.
Contract Purchasers: Nicole and John Lancelotta

Special Hearing to approve the two described lots as two residential building lots.

HEARING: WEDNESDAY, NOVEMBER 1, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 11, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-129-SPH (Item 128)
11218 Liberty Road and
11224 Liberty Road
N/S Liberty Road, 731' E of c/l Liberty Ridge Court
3rd Election District - 2nd Councilmanic
Legal Owner: Koehler Homes, Inc.
Contract Purchasers: Nicole and John Lancelotta

Special Hearing to approve the two described lots as two residential building lots.

HEARING: WEDNESDAY, NOVEMBER 1, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Koehler Homes, Inc.
Nicole Ramage/John M. Lancelotta
Michael L. Snyder, Esq.

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

10/11/95





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 26, 1995

Michael L. Snyder, Esquire
c/o Coady & Farley
400 Allegheny Avenue
Towson, MD 21204

RE: Item No.: 128
Case No.: 96-129-SPH
Petitioner: Koehler Homes, Inc.

Dear Mr. Snyder:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 21, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Oct. 13, 1995
 Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
 Development Plans Review Division

RE: Zoning Advisory Committee Meeting
 for October 10, 1995
 Item No. 128

The Development Plans Review Division has reviewed the subject zoning item. All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration, in addition to those of Baltimore County.

RWB:sw



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

October 17, 1995

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
MD 26 North Side
500' East of
Liberty Ridge Court
Koehler Homes, Inc.
Property
Special Hearing Request
Item #128 (MJK)
Milepost 0.82

Dear Ms. Watson:

This letter is in response to your request for our review of the plan for the subject item.

MD 26 is identified in the State Highway Administration (SHA) current and long range planning documents for a future 80' right-of-way for a 5 lane, 62' urban section roadway improvement in this area.

The proposed entrance locations indicated on the plan are acceptable to SHA.

We request the county require the developer dedicate 40' from the center of the existing roadway along the property frontage of both lots on MD 26, as a condition of plan approval, along with the following:

- Construct a minimum 15' wide residential entrance with 10' radii on both Lot #1 and Lot #2 at the requested locations indicated on the plan.
- The developer must contact Mr. Randy Brown, Resident Maintenance Engineer for SHA in this area, at (410) 363-1315 in order to obtain the residential access permit necessary to construct the proposed entrances onto MD 26.

My telephone number is 410-545-5600 (Fax# 333-1041)

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RECEIVED
OCT 20 1995

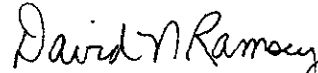
Ms. Joyce Watson
Page two
October 17, 1995

In addition, given the close proximity of the proposed entrance to the existing school beacon located on the north side of MD 26, we have forwarded a copy of the plan to our traffic section for their review in order to determine what impact, if any, the proposed entrance construction may have to the existing beacon. We will notify you of our decision within the next few weeks.

We have no objection to the special hearing request subject to our aforementioned comments.

Thank you for the opportunity to review this plan and if you have any questions, please contact Bob Small at (410) 545-5581.

Very truly yours,



/s/ Ronald Burns, Chief
Engineering Access Permits
Division

BS/maw

cc: Mr. Randy Brown (w-plan)
Mr. George R. Pickavance
Mr. Darrell Wiles (w-plan)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: October 11, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item No. 128

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/03/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

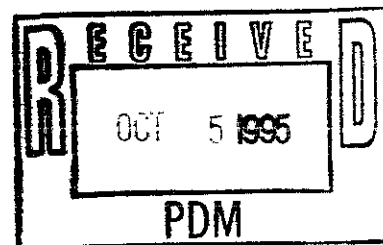
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 123, 124, 125, 126, 128
and 129.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
N/S Liberty Road, 731 ft. E * ZONING COMMISSIONER
of c/i Liberty Ridge Court *
11218 & 11224 Liberty Road * OF BALTIMORE COUNTY
3rd Election District *
2nd Councilmanic District * CASE No. 96-129-SPH
Legal Owner: Koehler Homes *
Contract Purchaser: Nicole K. *
Ramage and John M. Lancelotta *
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the adjoining properties known as 11218 and 11224 Liberty Road in northwestern Baltimore County. The Petition is filed by Koehler Homes, Inc., property owner, and Nicole K. Ramage and John M. Lancelotta, contract purchasers of 11224 Liberty Road. Special hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (BCZR) which permits this Zoning Commissioner to consider petitions and issue appropriate Orders relating to the interpretation of the BCZR to specific properties in Baltimore County.

Alternative relief is sought. First, the Petitioners seek a finding that the described properties are two residential building lots pursuant to the provisions of Section 304 of the BCZR and thus each may be improved with a residential dwelling. In the alternative, the Petitioners seek a finding that the properties are nonconforming pursuant to Section 104 of the BCZR which would also permit single family dwellings on each lot.

Appearing at the requisite public hearing held for this case was Mark Koehler, President of Koehler Homes, Inc., property owner. Also present was John M. Lancelotta and Nicole K. Ramage, contract purchasers. Also appearing in support of the Petition was Hubert H. Harker, Jr., former owner of the properties, and Donald T. Blevins, of BPR, Inc. Mr. Blevins assisted in the preparation of the site plan, marked as Petitioners' Exhibit No. 1. Michael L. Snyder, Esquire, appeared as counsel for the Petitioners. There were no

Protestants or other interested persons present.

The uncontradicted testimony and evidence offered disclosed that the subject two properties are separate lots of record which have existed as such in the Land Records of Baltimore County for over 60 years. The property located at 11218 Liberty Road is 1.104 acres zoned R.C.4. Presently, the lot is unimproved. The lot was, at one time, owned by Mr. Harker and a single family dwelling existed thereon. Mr. Harker purchased the property at a foreclosure auction in 1986. Apparently, years ago, the house which existed on the site was destroyed by fire; thus, the lot is presently unimproved.

The larger lot, known as 11224 Liberty Road, is 2.15 acres in area and is also zoned R.C.4. As is the case with the smaller lot, this property was also, at one time, owned by Mr. Harker and improved with a single family dwelling. However, the dwelling was razed in the 1970s and the lot is now vacant.

Mr. Harker sold both properties to the current property owner/Petitioner, Koehler Homes, Inc. That corporation has contracted to sell the larger lot at 11224 Liberty Road to Mr. Lancelotta and Ms. Ramage. They propose constructing a two story single family dwelling thereon as shown on the site plan. Koehler Homes, Inc. retains ownership of the smaller lot and plans to ultimately develop same with a single family residence.

The subject Petition was filed because of the sizes of these lots. As noted above, each lot is less than 3 acres minimum, the area required for lot size in an R.C.4 zone. The Petitioners seek relief either through Section 304 or 104 of the BCZR in order to obtain the necessary permits to construct the proposed single family dwellings.

As to Section 304 of the BCZR, same was enacted by the Baltimore County Council to provide owners of undersized lots with relief from certain of the

-2-

provisions of the BCZR. Specifically, Section 304 provides that a single family detached or semi-detached dwelling may be erected on a lot having an area or width less than required if three tests are met. These tests require that the lot be part of a duly recorded subdivision or recorded by deed prior to March 30, 1955; that all other requirements of the height and area regulations be met; and that the owner of the lot does not own sufficient adjoining land to conform to the width and area requirements contained in the regulations. It is clear that the Petitioner does not satisfy the third listed requirement. Both lots are presently owned by Koehler Homes, Inc. Although one of the lots is presently under contract of sale to Mr. Lancelotta and Ms. Ramage, the present property owner does indeed own sufficient adjoining land to conform with the area requirements. The lots

could be combined to create one lot which is sufficient in area under the regulations. In that the Petitioner does own adjacent lots which, when combined, would exceed the three acre minimum nullifies the Petitioner's ability to obtain relief pursuant to Section 304.

Relief can also not be obtained pursuant to Section 104. That section governs and regulates nonconforming uses. A nonconforming use is defined in Section 101 of the BCZR as "a legal use that does not conform to a use regulation for the zone in which it is located or to a special regulation applicable to such a use." A nonconforming use designation is frequently utilized to grandfather an existing use. Specifically, if the Petitioner can demonstrate that the use existed prior to that regulation which prohibits the use, the use may continue. Certain restrictions are imposed within the body of Section 104 regulating abandoned or discontinued uses or uses destroyed by fire or other casualty. The alleged nonconforming use in this case is that each property should support a single family dwelling. In fact, both properties at one time supported such dwellings, however, the evidence

-3-

is clear that these dwellings have been removed for some time. Under the circumstances, the nonconforming use designation cannot be applied. In the one case, this is clearly a situation governed by Section 104.2 which permits restoration of a building destroyed by fire within two years. The destroyed building on the smaller lot destroyed by fire was not repaired within that time frame. The other lot, where the dwelling was razed, clearly constitutes an abandonment of the nonconforming use.

Although the Petitioner cannot obtain relief pursuant to the sections designated in the Petition, approval to permit a single family dwelling on each may nonetheless be afforded. Specifically, Section 1A03.4.B.4. of the BCZR provides an exception clause for certain record lots. That section provides that any lot with boundaries duly recorded among the Land Records of Baltimore County need not meet the minimum standards provided by the R.C.4 regulations. In lieu thereof, residential development shall be permitted on such lots in accordance with the standards prescribed and enforced at the time of the lot recordation. Uncontradicted testimony was that the lots have been duly recorded and the dwellings existed thereon prior to the adoption of the zoning regulations in Baltimore County in 1945. This is clearly an instance which the County Council intended to address when Section 1A03.4.B.4. was enacted. Construction of new single family dwellings on the properties would be entirely consistent with the prior long standing use. As shown on the site plan, the existing structures will conform to all setback requirements under the R.C.4 regulations. These setbacks are more stringent than the earlier versions of the BCZR.

As a protection to the community, I will require each lot owner to submit elevation drawings of the proposed single family dwellings to the Office of Planning and Zoning for review and approval. Elevation drawings were produced at the hearing for the Lancelotta/Ramage lot. Those drawings

-4-

ORDER RECEIVED FOR FILING
Date 11/16/95
By [Signature]

ORDER RECEIVED FOR FILING
Date 11/16/95
By [Signature]

ORDER RECEIVED FOR FILING
Date 11/16/95
By [Signature]

ORDER RECEIVED FOR FILING
Date 11/16/95
By [Signature]

show that Mr. Lancelotta and Ms. Ramage propose constructing a substantial single family dwelling which appears entirely in character with the existing neighborhood. However, I will permit the Office of Planning and Zoning to review these elevation drawings for compatibility. The Office of Planning and Zoning shall consider the proposed plans in accordance with the standard set forth in Section 304.2 of the BCZR. Also, access to Liberty Road (Md. Route 26) shall be pursuant to the comment from the State Highway Administration. The same requirement need be followed when 11218 Liberty Road is developed.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of November, 1995 that, pursuant to the Petition for Special Hearing, approval from Section 1A03.4.B.4 of the BCZR to permit a single family dwelling on each subject lot, be and is hereby GRANTED, subject, however, to the following restrictions which is a condition precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with the ZAC comment submitted by the State Highway Administration dated October 17, 1995 are adopted in their entirety and made a part of this Order.
3. Prior to the issuance of any building permit, the property owner shall submit, for review and approval by the Office of Planning and Zoning, elevation drawings for any proposed dwelling, pursuant to Section 304.2 of the BCZR.

-5-

This restriction shall apply to both properties, namely at 11218 and 11224 Liberty Road.

LES:mmn

[Signature]
LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

ORDER RECEIVED FOR FILING
Date 11/16/95
By [Signature]

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 9, 1995

Michael L. Snyder, Esquire
c/o Coady and Farley
400 Allegheny Avenue
Towson, Maryland 21204

RE: Case No. 96-129-SPH
Petition for Special Hearing
Legal owner: Koehler Homes, Inc.
Contract Purchaser: Nicole K. Ramage and John M. Lancelotta, Petitioners

Dear Mr. Snyder:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restrictions, in accordance with the attached Order.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3353.

Very truly yours,

[Signature]
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

encl.
cc: Mr. Mark Koehler, President
Koehler Homes, Inc., 4150 Nora Drive, Finksburg, Md. 21048
cc: Mr. John M. Lancelotta, 2306 Ridge Road, Balto.Md. 21244
cc: Mr. Hubert H. Harker, Jr., 1116 Liberty Rod, Randallstown, 21133

ORDER RECEIVED FOR FILING
Date 11/16/95
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



#128
Petition for Special Hearing
to the Zoning Commissioner of Baltimore County

for the property located at 11218 and 11224 Liberty Road,
Owings Mills, Maryland, 21117, which is presently zoned R.C.4

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve the two described lots as two residential building lots pursuant to Section 304 of the Baltimore County Zoning Regulations regarding the use of undersized single-family lots; and pursuant to Section 104 of the Baltimore County Zoning Regulations regarding nonconforming uses. The said two lots are described as (1) a 1.104 acre lot known as 11218 Liberty Road, and (2) a 2.15 acre lot known as 11224 Liberty Road, as more particularly described in the two descriptions attached hereto. The basis for this Petition is that the said two lots have been used as separate, individual, single-family residential lots for more than 60 years. This Petition requests approval for the continuation of the use of these two undersized lots for single-family homes. This Petition also requests the approval of a building permit which has been applied for by the Contract Purchaser for the said 2.15 acre lot. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Legal Owner(s):
NICOLE K. RAMAGE
JOHN M. LANCELOTTA
(Type or Print Name)
Signature: [Signature]
2306 Ridge Road
Address: Baltimore, MD 21244
City State Zipcode

Legal Owner(s):
KOEHLER HOMES, INC.
(Type or Print Name)
Signature: [Signature]
Mark Koehler, President
(Type or Print Name)
Signature

Attorney for Petitioner:
Michael L. Snyder
(Type or Print Name)
Signature: [Signature]
400 Allegheny Avenue
Address: Towson, MD 21204
City State Zipcode

Attorney for Petitioner:
Michael L. Snyder
(Type or Print Name)
Signature: [Signature]
400 Allegheny Ave., Towson, MD 21204
Address: Towson, MD 21204
City State Zipcode

ESTIMATED LENGTH OF HEARING
ALL OTHER: 1 hr. Next Two Months

REVIEWED BY: [Signature] DATE: 9/6/95

* Filed w/undersized lot appeal

ZONING DESCRIPTION

96-129-SPH

ZONING DESCRIPTION FOR 11218 LIBERTY ROAD

Beginning at a point on the North side of Liberty Road which is Sixty feet (60') wide at the distance of 731 feet East of the Centerline of the nearest improved intersecting street, Liberty Ridge Court, which is Fifty feet (50') wide. By deed recorded in Liber 8946, Folio 752, North 87 degrees 30 minutes 00 seconds West, 145.20 feet, North 15 degrees 30 minutes 00 seconds East, 297.00 feet, South 78 degrees 30 minutes 00 seconds East, 165.00 feet and South 14 degrees 30 minutes 00 seconds West, 306.90 feet to the place of beginning. Also known as 11218 Liberty Road and located in the Second (2nd) Election District, Third (3rd) Councilmanic District.

Containing: 48,090 Square Feet or 1.104 Acres

#128

ZONING DESCRIPTION

96-129-SPH

ZONING DESCRIPTION FOR 11224 LIBERTY ROAD

Beginning at a point on the North side of Liberty Road which is Sixty (60') feet wide at a distance of Five Hundred feet (500') East of the Centerline of the nearest improved intersecting street, Liberty Ridge Court, which is Fifty feet (50') wide. By deed recorded in Liber 8946, Folio 752, South 74 degrees 02 minutes 00 seconds East, 231.00 feet, North 31 degrees 00 minutes 00 seconds East, 724.00 feet, South 74 degrees 30 minutes 00 seconds East, 37.10 feet and South 15 degrees 30 minutes 00 seconds West, 699.70 feet to the place of beginning. Also known as 11224 Liberty Road and located in the Second (2nd) Election District, Third (3rd) Councilmanic District.

Containing: 93,654 square feet or 2.15 Acres.

#128

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

96-129-SPH

District: _____ Date of Posting: 10/14/95
Posted for: Daniel Horvay
Petitioner: Koehler Homes, Inc.
Location of property: 11218 Liberty Road, 731' E of Liberty Ridge Court
Location of Sign: 11218 Liberty Road, 731' E of Liberty Ridge Court
Remarks: _____
Posted by: [Signature] Date of return: 10/14/95
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/13, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/12, 1995.

THE JEFFERSONIAN,

A. Henrichson
LEGAL AD. - TOWSON

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
Case 96-129-SPH (Item 128)
11218 Liberty Road and 11224 Liberty Road, 731' E of Liberty Ridge Court, 2nd Election District, 3rd Councilmanic District.
Legal Owner(s): Koehler Homes, Inc.
Contract Purchasers: Nicole and John Lancalotta
Hearing: Wednesday, November 1, 1995 at 10:00 a.m. in Room 118, Old Courthouse.
Special Hearing to approve the two described lots as two residential building lots.
NOTES: (1) Hearings are handicapped accessible. For special accommodations please call 887-3353. (2) If information concerning the file and/or hearing, contact this office at 887-3391.
10/19/95 OK 12

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

[Signature]
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 128
Petitioner: Koehler Homes, Inc.
Location: 11218 and 11224 Liberty Road
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Michael L. Snyder
ADDRESS: c/o Coady & Farley
400 Allegheny Avenue, Towson, MD 21204
PHONE NUMBER: 337-0200

AJ:ggs
(Revised 04/09/93)

TO: POTOMAC PUBLISHING COMPANY
October 12, 1995 Issue - Jeffersonian

Please forward billing to:

Michael L. Snyder
c/o Coady & Farley
400 Allegheny Avenue
Towson, MD 21204
337-0200

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-129-SPH (Item 128)
11218 Liberty Road and 11224 Liberty Road
731' E of c/o Liberty Ridge Court
2nd Election District - 2nd Councilmanic
Legal Owner: Koehler Homes, Inc.
Contract Purchasers: Nicole and John Lancalotta

Special Hearing to approve the two described lots as two residential building lots.

HEARING: WEDNESDAY, NOVEMBER 1, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353. (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 11, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-129-SPH (Item 128)
11218 Liberty Road and 11224 Liberty Road
731' E of c/o Liberty Ridge Court
2nd Election District - 2nd Councilmanic
Legal Owner: Koehler Homes, Inc.
Contract Purchasers: Nicole and John Lancalotta

Special Hearing to approve the two described lots as two residential building lots.

HEARING: WEDNESDAY, NOVEMBER 1, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

[Signature]
Arnold Jablon
Director

cc: Koehler Homes, Inc.
Nicole Ramsey/John M. Lancalotta
Michael L. Snyder, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE. (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353. (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 26, 1995

Michael L. Snyder, Esquire
c/o Coady & Farley
400 Allegheny Avenue
Towson, MD 21204

RE: Item No.: 128
Case No.: 96-129-SPH
Petitioner: Koehler Homes, Inc.

Dear Mr. Snyder:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 21, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

[Signature]
W. Carl Richards, Jr.
Zoning Supervisor

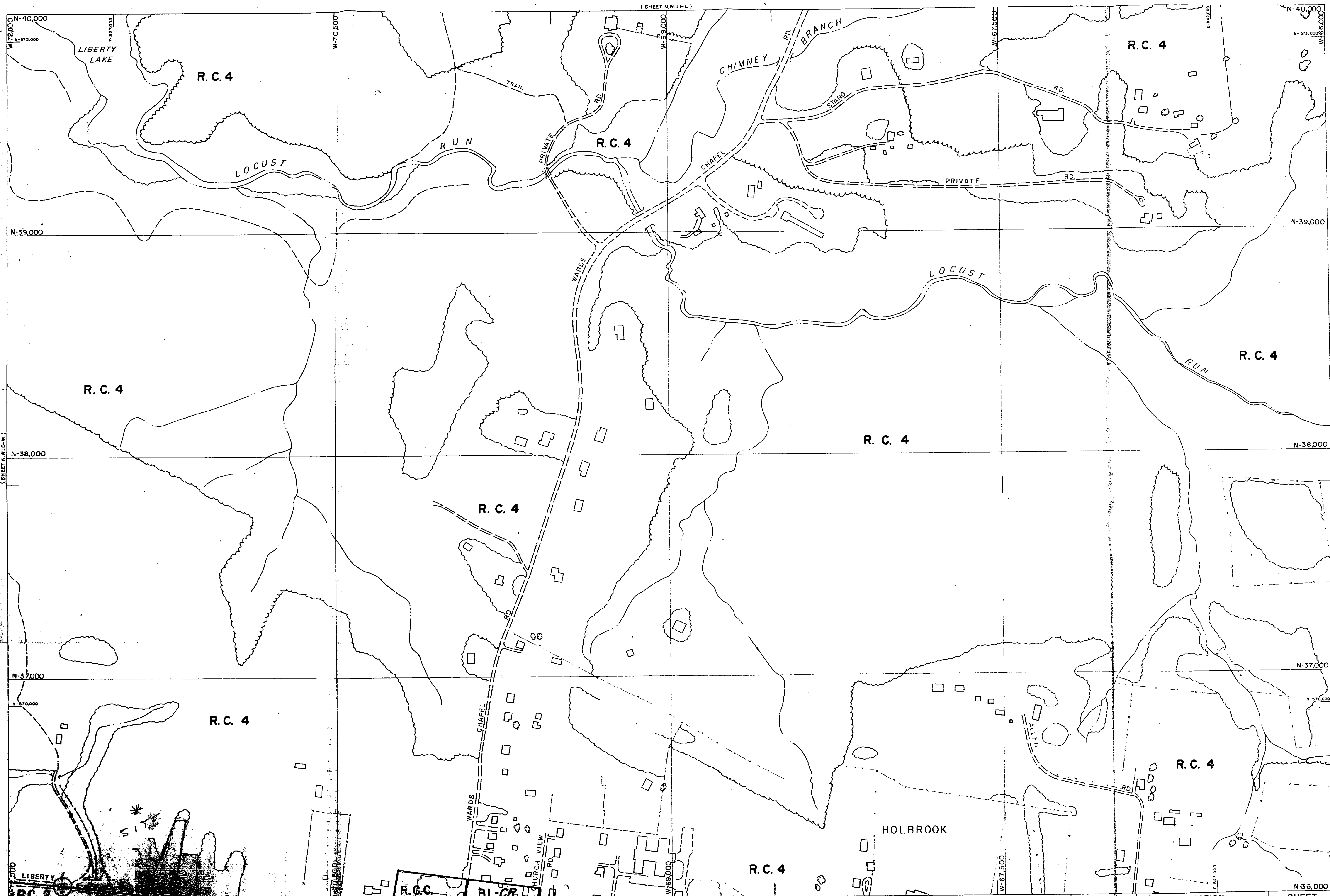
WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Oct. 13, 1995
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E., Chief
Development Plans Review Division
RE: Zoning Advisory Committee Meeting
For October 10, 1995
Item No. 128

The Development Plans Review Division has reviewed the subject zoning item. All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration, in addition to those of Baltimore County.

RWB:sw



PP - NE
Y - SE **96-129-SPH**

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

Ord. Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

William A. Howard
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200'	HOLBROOK	N.W.
DATE OF PHOTOGRAPHY JANUARY 1986		10-L

128